

Sq. 653, Lots 65, 66, 827, 829, & 830

**ZC Application No. 21-27
Chun Lam
October 3, 2022**

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Lots 65, 66, 827, 829 and 830 in Square 653
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ZONING COMMISSION

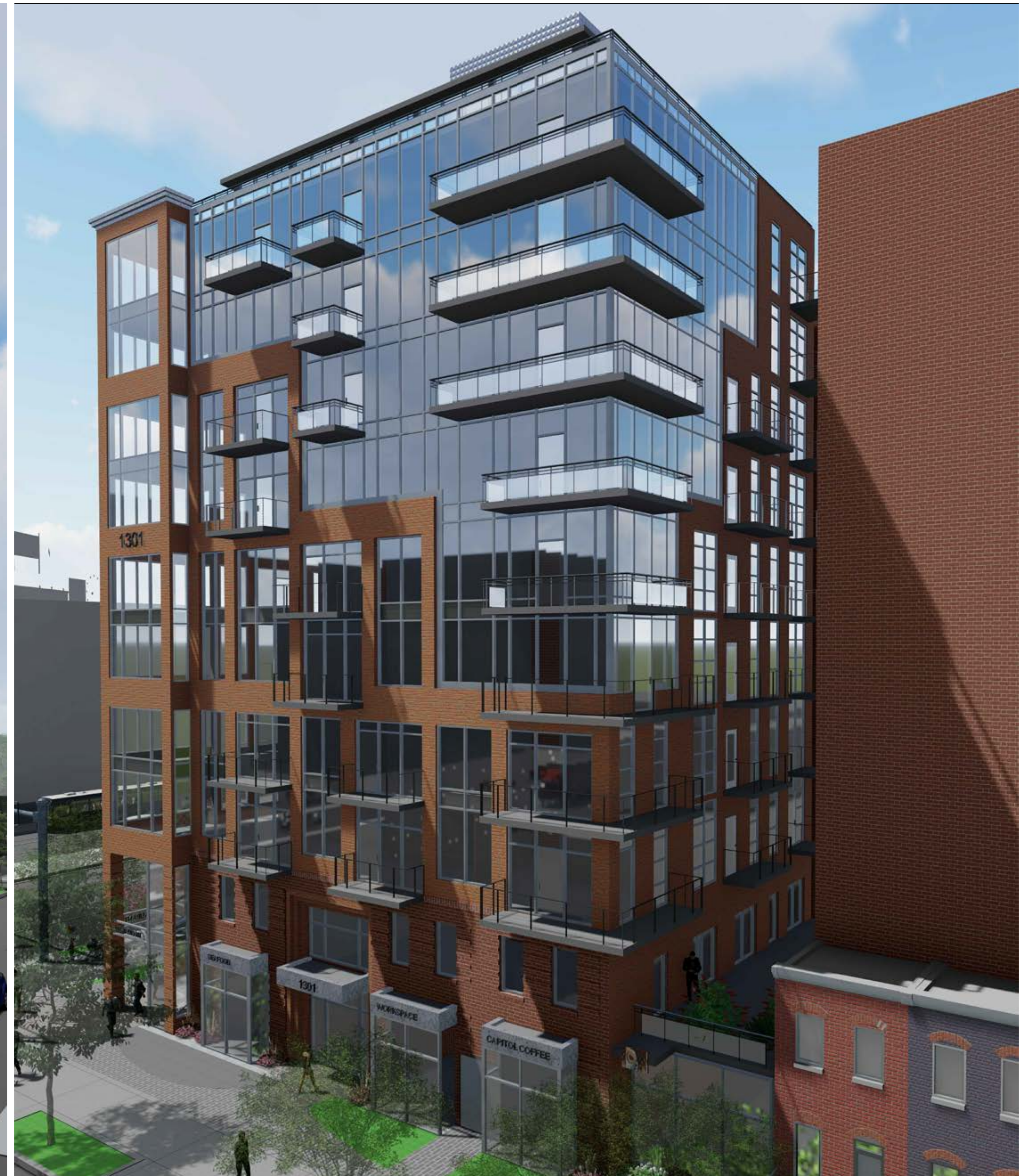
District of Columbia

CASE NO. 21-27

EXHIBIT NO. 321

Sullivan & Barros, LLP

1301 SOUTH CAPITOL STREET PROJECT



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ARCHITECTS
2601 P STREET NW, 2ND FLR
WASHINGTON DC 20007
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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

COVER PAGE

NO.	REVISIONS

NTS

09.02.2022

A000

DRAWING NUMBER

SOUTH CAPITOL STREET, SW WASHINGTON, DC

LOT 65,66,827,829 & 830 SQUARE 0653

ZC DESIGN SET 09/19/2022

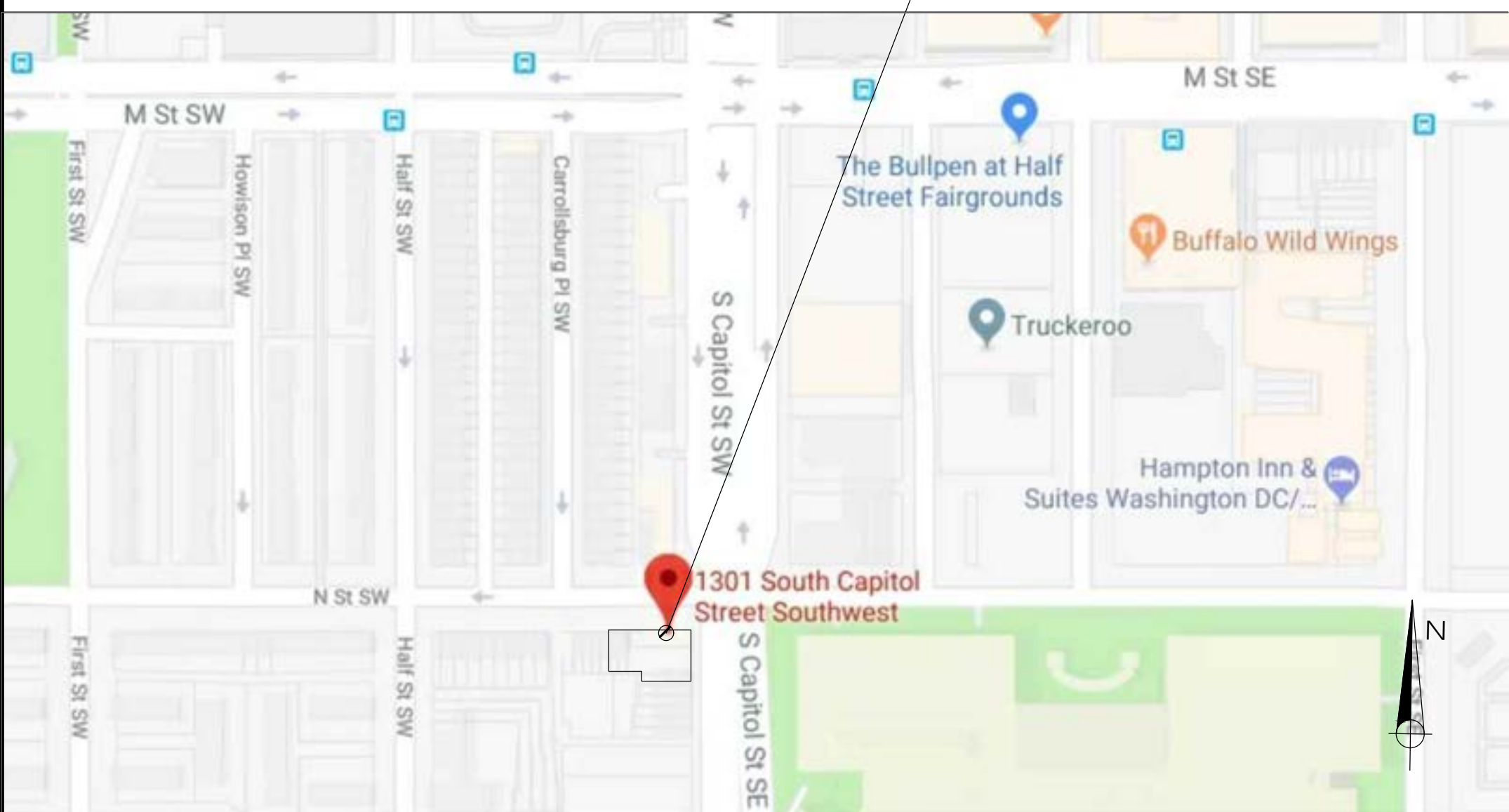
SCOPE OF WORK
RAZE EXISTING STRUCTURES AND CONSTRUCT NEW MIXED USE BUILDING CONSISTING OF RESIDENTIAL, OFFICE AND RETAIL SPACE (CELLAR + 10 FLOORS + PENTHOUSE)

DRAWING INDEX

A000 COVER PAGE	A211 PROPOSED PENTHOUSE PLAN
A001 ZONING ANALYSIS & LOCATION	A212 PROPOSED ROOF PLAN
A002 EXISTING SURROUNDING PHOTO	A213 GAR SCORE-SHEET
A003 LOCAL BRICK PATTERN & COLOR	A300- A305 PROPOSED ELEVATIONS
A004 EASEMENT & SURROUNDING PLATS	A400 PROPOSED SECTION
A100 PROPOSED & EXISTING SITE PLAN	A401 BUILDING MATERIAL
A200 PROPOSED BASEMENT	A500-A509 PROPOSED 3D VIEWS
A201-210 PROPOSED FLOOR PLANS	A510-A512 SHADOW STUDY

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SITE LOCATION 1301 SOUTH CAPITOL ST SW



GENERAL NOTES / ZONING CODE ANALYSIS 1301 SOUTH CAPITOL ASSOCIATES, LLC, WASHINGTON, DC
ZONING DISTRICT CG-2 TOTAL LOT AREA 7131 SF

USE GROUP MEDIUM-DENSITY MIXED USE WITH FOCUS ON RESIDENTIAL TOTAL LOT WIDTH 69

LOT 65, 66, 827, 829, 830

SQUARE 0653

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	N/A	90% (max with IZ)	84% (6013 SF)
F.A.R	N/A	7.2 (INCLUDING IZ) 51,343 SF	7.195 51,313 SF
HEIGHT	N/A	90ft with IZ bonus 110ft	108.5 ft + PENTHOUSE
PENTHOUSE	N/A	20ft/ 1 STORY+MEZZ 0.4 FAR (2852 SF)	10 ft 0.39 FAR (2781 SF)
SIDEYARD WIDTH	N/A	NO REQUIREMENT	0'-0" (NO CHANGE)
REAR YARD SETBACK	N/A	15ft MIN	Ground floor-Zero feet Upper floors- 15ft., except for balconies-11ft.
FRONT YARD	N/A	15 ft MIN ON SOUTH CAPITOL ST. SW.	15 ft MIN
CLOSED COURT	N/A	Width- 4in./ft. of height =36.2ft.* Area- (width^2)*2= 2,616 sq.ft.*	Ground floor-3ft by 45sf Upper floors- 15ft by 210sf.
PARKING COMMERCIAL	N/A	N/A	NOT PROVIDED
PARKING RESIDENTIAL	N/A	N/A	
BIKE PARKING	N/A	18 LONG TERM AND 4 SHORT TERM	24 LONG TERM AND 4 SHORT TERM
DWELLING UNITS	3 RESIDENTIAL AND 2 COMMERCIAL	N/A	49 RESIDENTIAL UNITS + 3 COMMERCIAL SPACE AND OFFICE FLOOR
AFFORDABLE UNITS	N/A	-	THREE - TWO BEDROOM UNITS (303, 405, & 502) AND THREE-ONE BEDROOM UNITS (604, 701 & 806). TOTAL OF SIX UNITS, DISPERSED IN DIFFERENT FLOORS, STARTING 3RD FLOOR TO 8TH.

NOTE: ALL FIXTURE & FURNITURE IN THE IZ UNITES ARE TO BE SAME AS NON-IZ UNITES.

FLOOR AREA	1ST FLOOR AREA= 6013 SF *COMMERCIAL 1= 1398 SF *COMMERCIAL 2= 1580 SF *COMMERCIAL 2= 975 SF	2ND FLOOR AREA= 4947 SF *OFFICE FLOOR= 4245 SF 3RD-10TH FLOOR (Residential) = 5044 SFx8	PENTHOUSE AREA= 2775 SF PH-RESIDENTIAL UNIT= 795 SF COMMON AREA= 1347 SF
TOTAL COMMERCIAL + OFFICE AREA=	10,960SF	TOTAL RESIDENTIAL AREA =	40,352 SF
		GRAND TOTAL AREA = 51,313 SF	



THE SITE

SOUTH CAPITOL STREET SW,
WASHINGTON D.C.

ZONING ANALYSIS
LOCATION & SITE
CONDITIONS

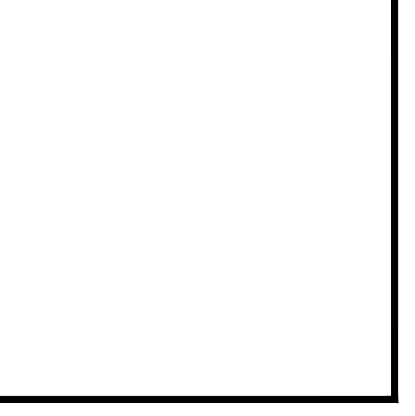
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A001
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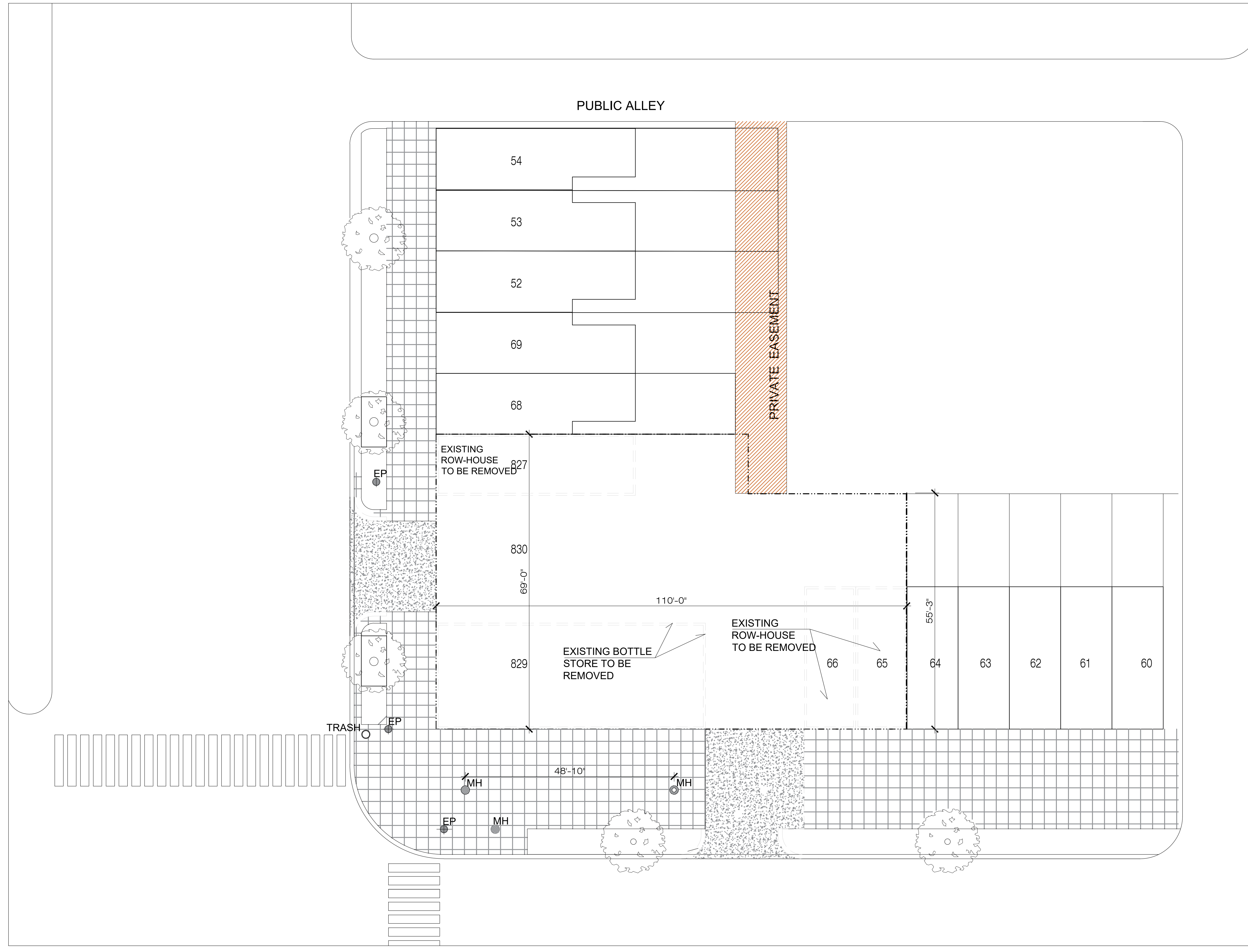
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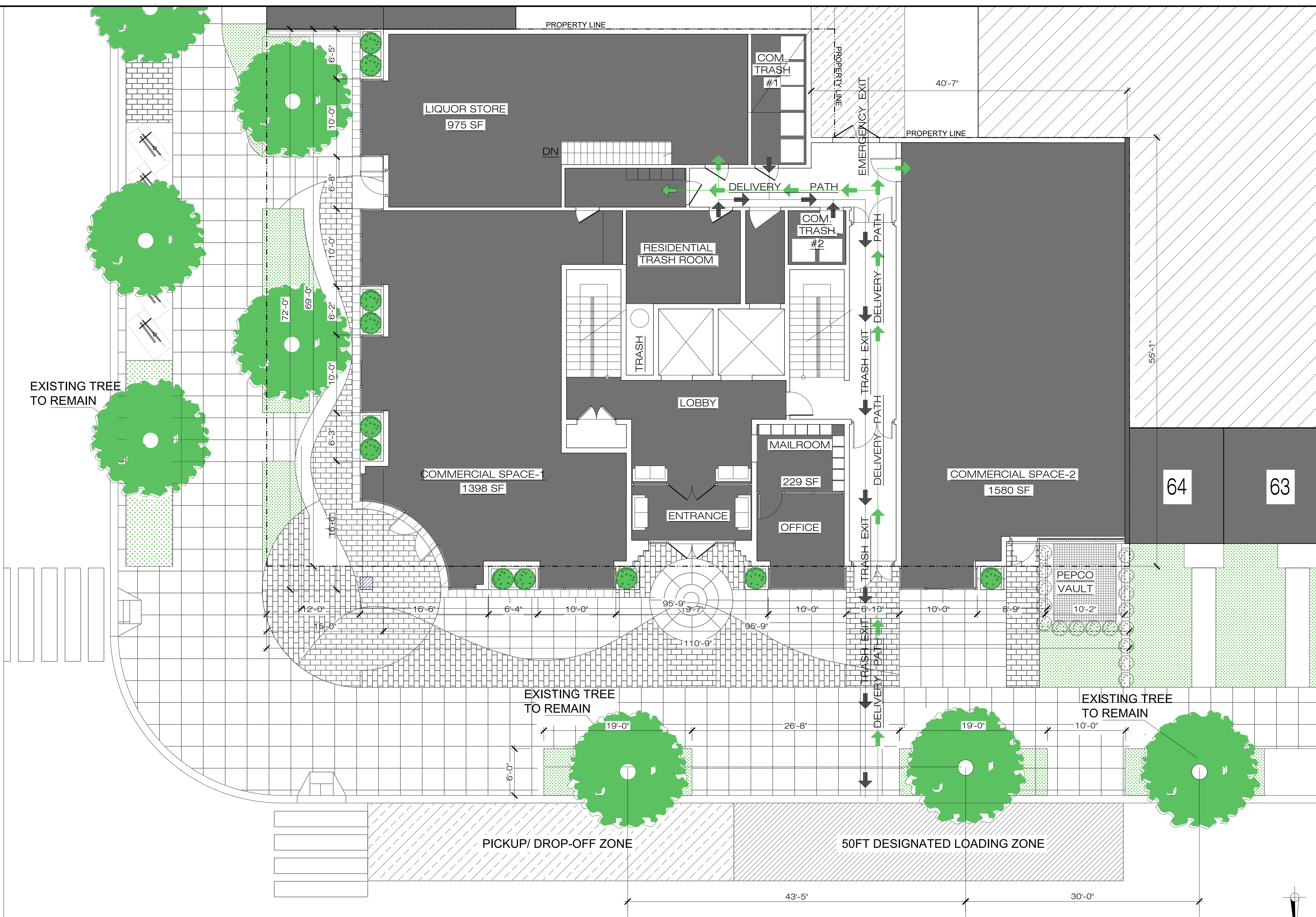
3/32" = 1'-0" SCALE

07.18.2022 ISSUE

A004 DRAWING NUMBER



EXISTING CONDITION, EASEMENT AND DEMO



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DELIVERY PATH &
TRASH EXIT

NO.	DESCRIPTION

3/16" = 1'-0"
SCALE

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A005
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EXISTING CONDITION, EASEMENT AND DEMO

NATIONALS PARK BASEBALL STADIUM

SOUTH CAPITOL STREET, SW

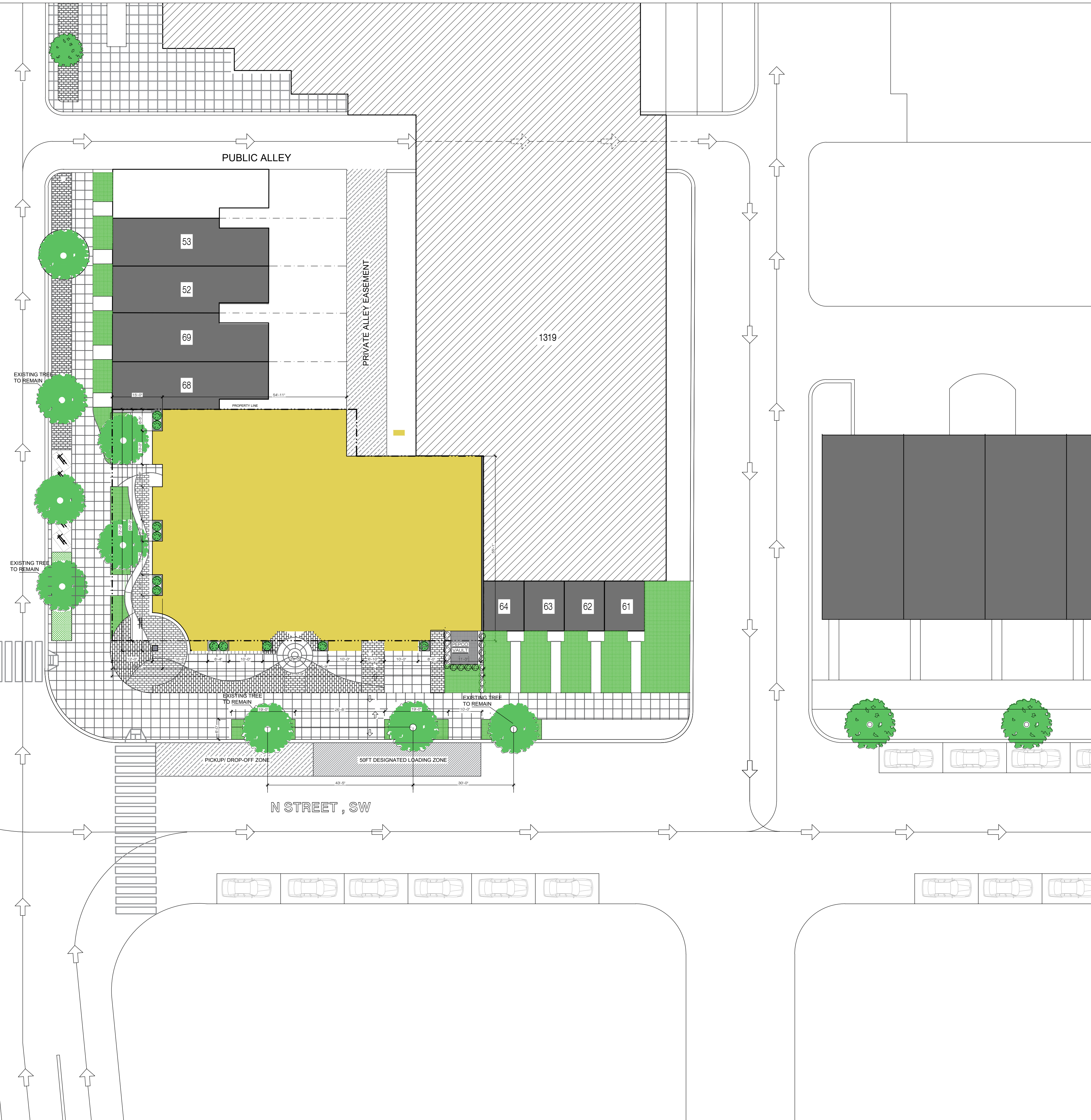
PUBLIC ALLEY

PRIVATE ALLEY EASEMENT

1319

N STREET, SW

PROPOSED SITE PLAN



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PROPOSED
SITE PLAN

NO.	DESCRIPTION	DATE

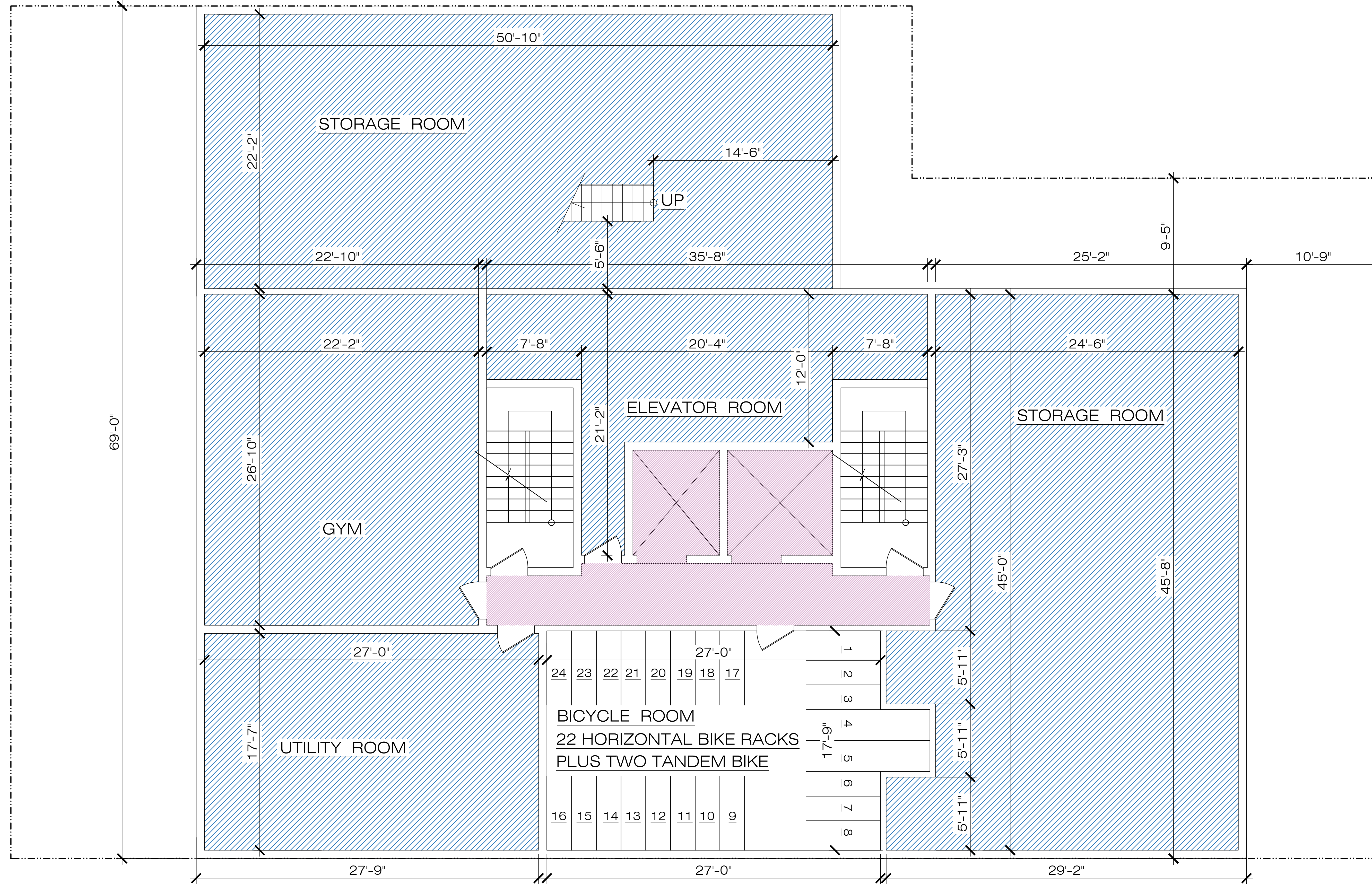
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A100 DRAWING NUMBER



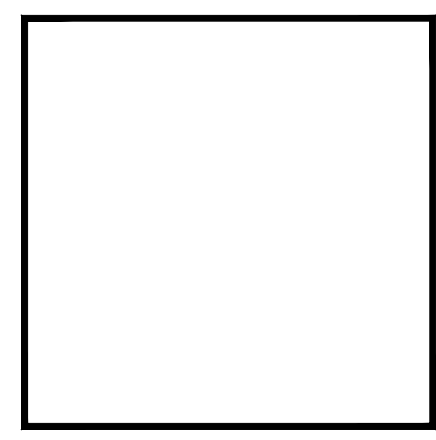
PROPOSED
BASEMENT



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PROPOSED
BASEMENT PLAN



1/4" = 1'-0"
SCALE

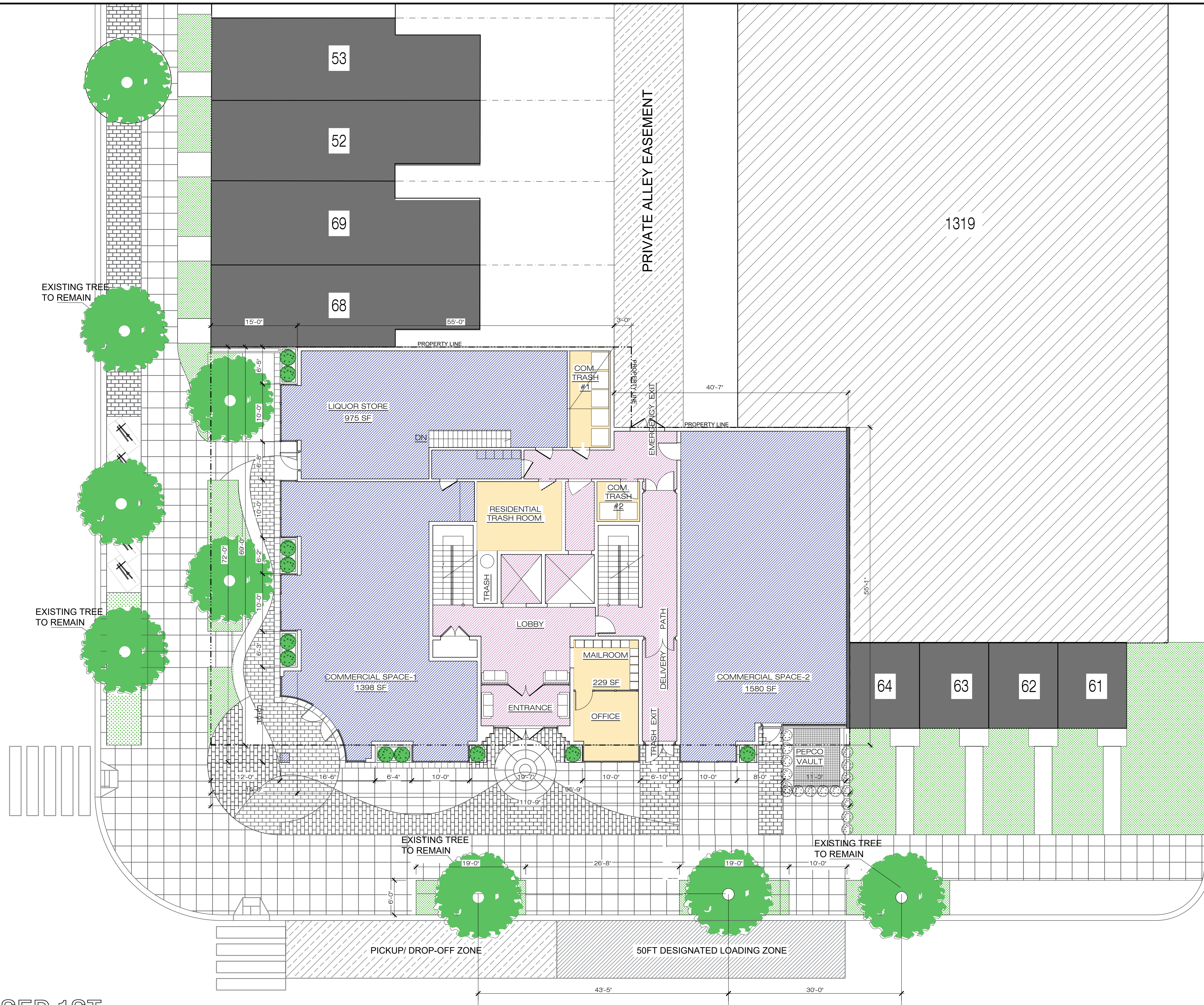
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A200

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FILE NAME: -.dwg

SOUTH CAPITOL STREET, SW



PROPOSED 1ST FLOOR PLAN

N STREET, SW

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PROPOSED 1ST FLOOR PLAN

NO.	REVISIONS

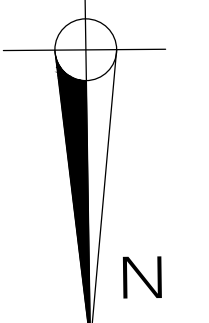
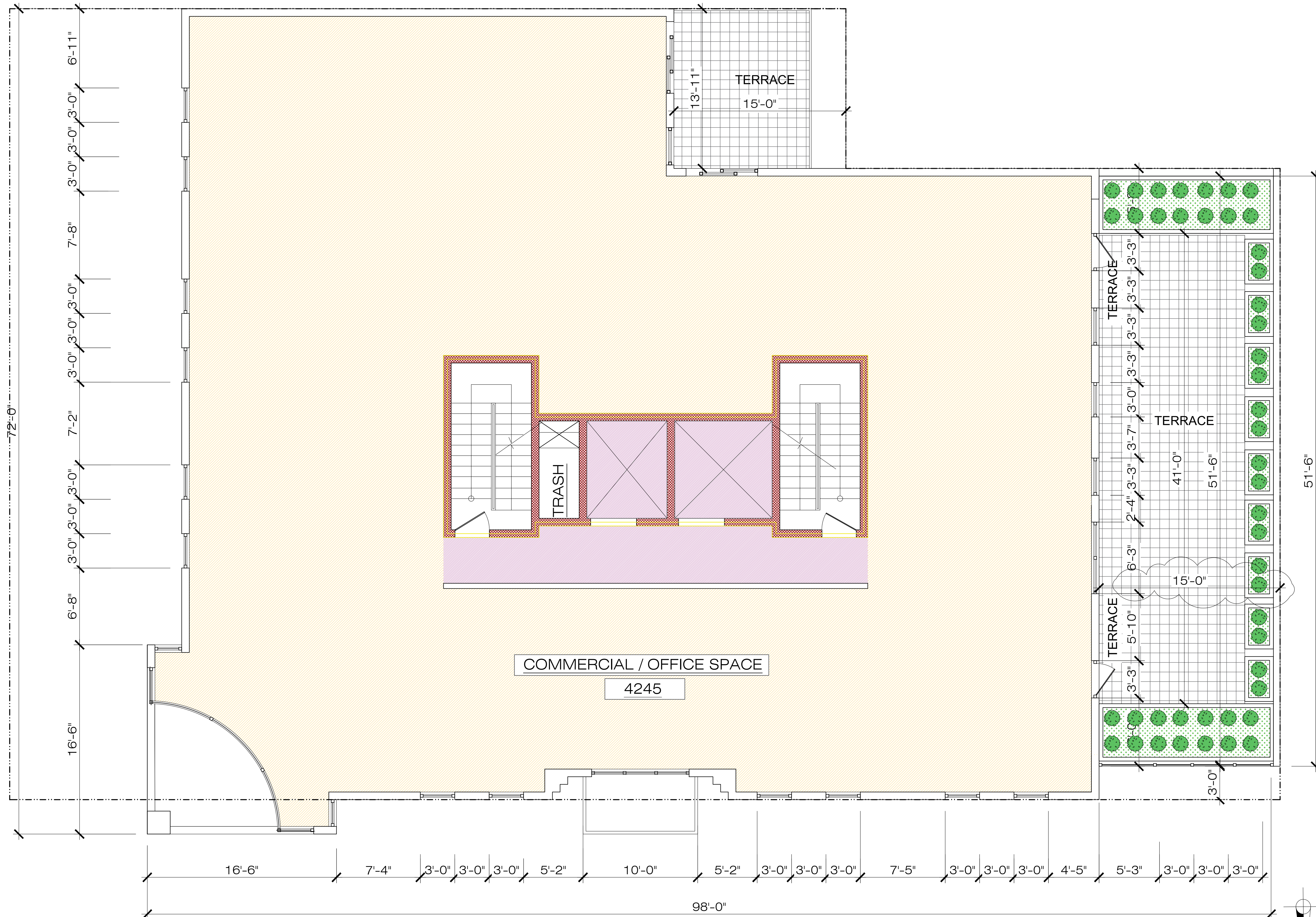


1/8" = 1'-0" SCALE

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PROPOSED 2ND
FLOOR PLAN



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PROPOSED 2ND
FLOOR PLAN

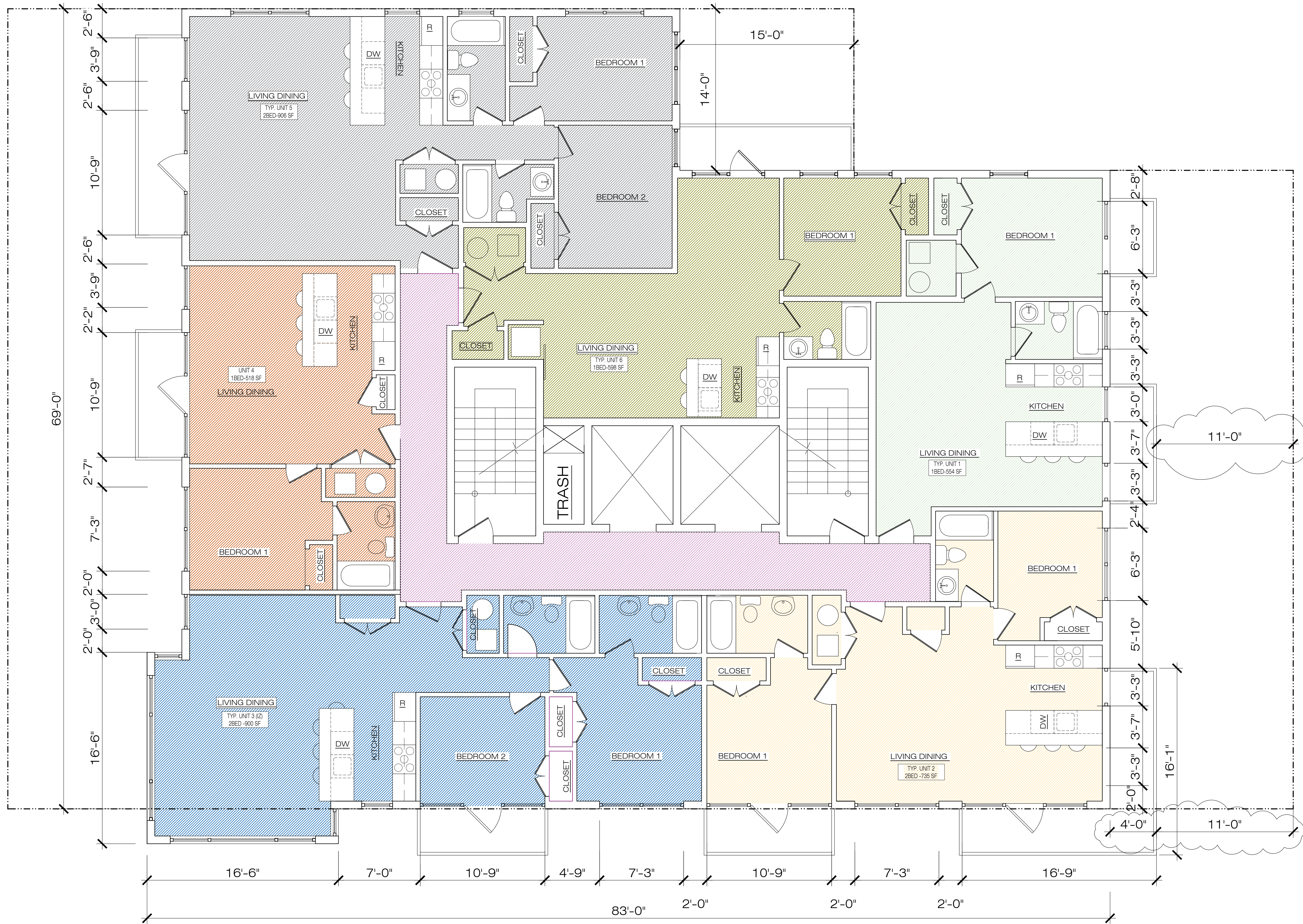
NO.	REVISIONS

1/4" = 1'-0" SCALE

09.02.2022 ISSUE

A202
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PROPOSED 3RD FLOOR PLAN



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PROPOSED
3RD FLOOR PLAN

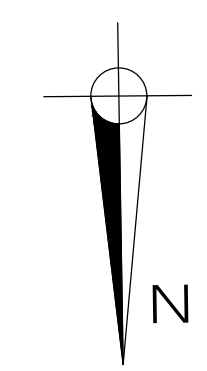
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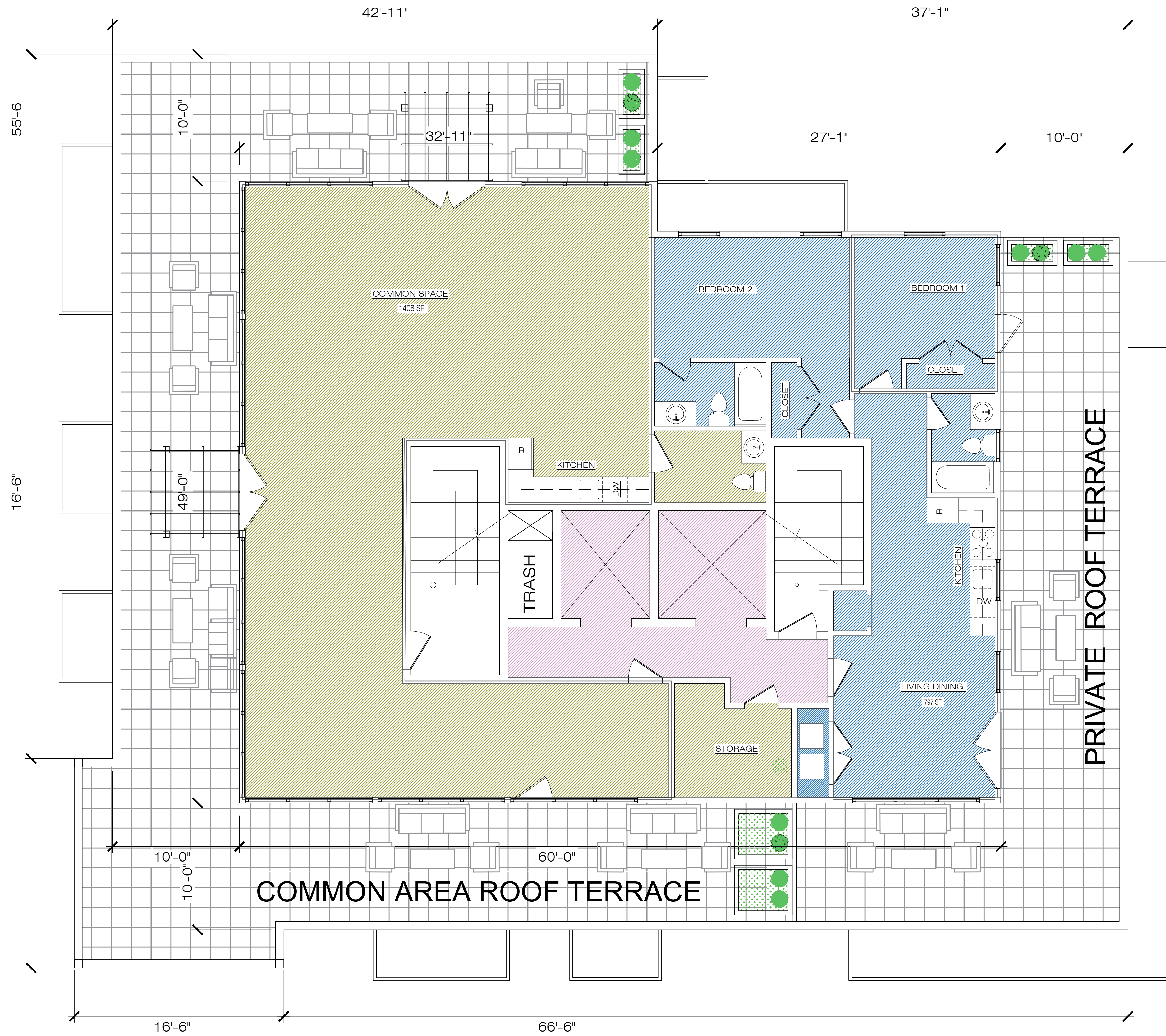
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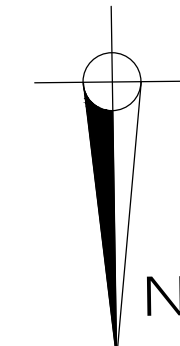
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PROPOSED PENTHOUSE



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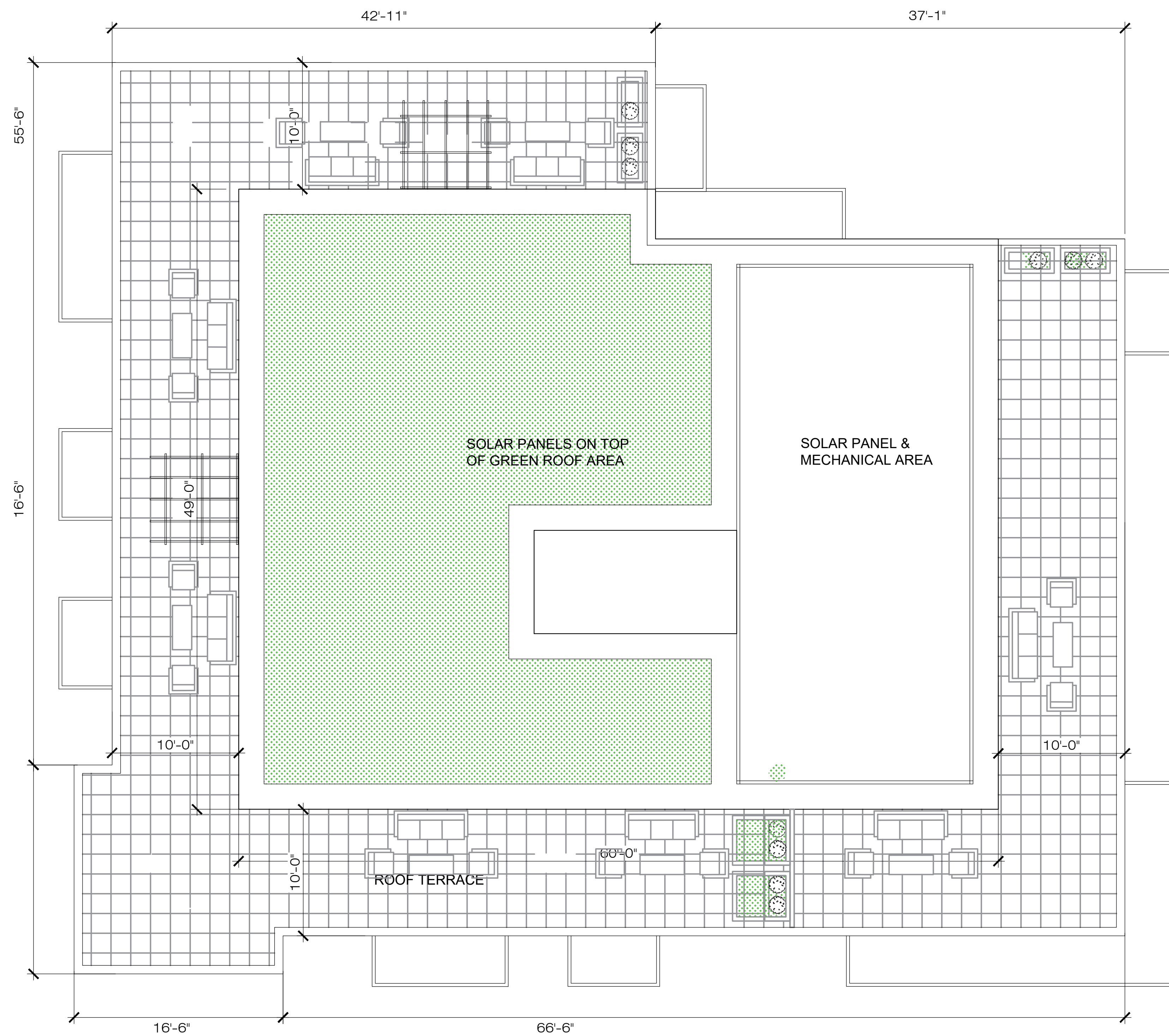
PROPOSED
PENTHOUSE
PLAN

NO.	REVISIONS

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1/4" = 1'-0"
SCALE

07.18.2022
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A211
DRAWING NUMBER



PROPOSED ROOF PLAN

PRELIMINARY SOLAR ENERGY CALCULATION	
ROOF AREA	1,400 sf + 900sf = 2300 sf
ROOF AREA COVERED WITH SOLAR PANELS	80% x 2300 sf = 1,840 sf
SOLAR CAPACITY @ 18 WATTS/sf	1,840 sf x 18 W= 33,120 WATTS OR 33kw
ANNUAL PRODUCTION FOR 33kw SOLAR ARRAY IN WASHINGTON DC WILL AVERAGE 42,000 kwh/yr	
DESCRIPTION	ASSUMPTION
ANNUAL ELECTRICITY GENERATION ESTIMATE	60,000 sf WILL CONSUME 25 kbtu/sf/yr= 440,000 kwh/yr
THEREFORE, THE SOLAR PANELS WOULD BE OFFSETTING JUST UNDER 10% OF TOTAL BUILDING ENERGY USE.	

SOLAR CALCULATION.



GREEN ROOF & SOLAR PANELS



SOLAR PANEL SUPPORT SYS.

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PROPOSED ROOF PLAN

NO.	REVISIONS

AS SHOWN SCALE

09.02.2022 ISSUE

A212

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A. GREEN ROOF



B. VEGETATED WALL



C. STONE / CONCRETE PAVEMENT

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REVISIONS

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06.13.2022

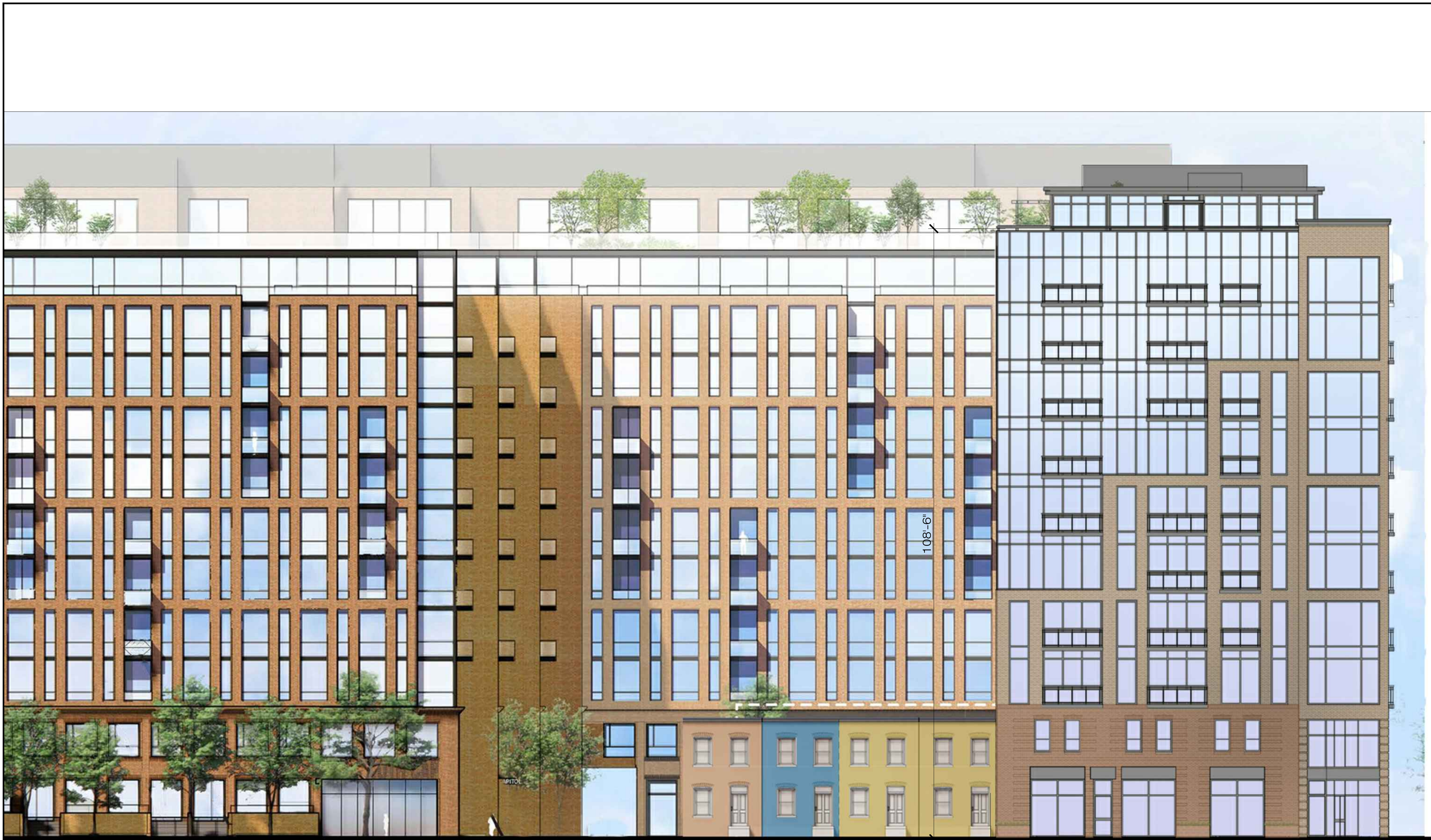
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★ ★ ★ Address 5 Capitol St SW		Square	Lot	Zone District
		653	827,829,830	CG-2
Other				
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiglier
		7,079	.3	SCORE: 0.305
Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	square feet 190	0.30	57.0
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-
3	Bioretention facilities	square feet	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 15	135 0.30	40.5
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet 140	0.60	84.0
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet 70	0.60	42.0
2	Over at least 8" of growth medium	square feet 1,762	0.80	1,409.6
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet 631	0.50	315.5
E Other				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
				sub-total of sq ft = 2,928
F Bonuses				
1	Native plant species	square feet 2,107	0.10	210.7
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
				Green Area Ratio numerator = 2,159
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth.				316

GAR SCORDHEET

GAR SCORSHEET



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SOUTH CAPITOL
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PROPOSED
ELEVATION

NO.	REVISIONS

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1/8"=1'-0" SCALE

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A300
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1319

1301

PROPOSED EAST ELEVATION



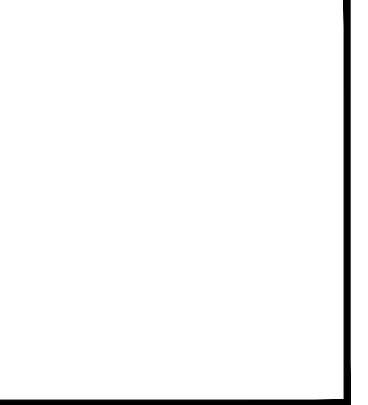
PROPOSED NORTH ELEVATION

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PROPOSED
ELEVATION

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1/8" = 1'-0" SCALE

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A301
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